

074.0

0004

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

873,400 / 873,400

USE VALUE:

873,400 / 873,400

ASSESSED:

873,400 / 873,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
118		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SPEARE PHILIP A/ETAL	
Owner 2: SPEARE AMY	
Owner 3:	
Street 1: 118 RIDGE STREET	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER

Owner 1: SPEARE PHILIP A/ETAL -	
Owner 2: HALL AMY E -	
Street 1: 118 RIDGE STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry: U
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains 11,840 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Wood Shingle Exterior and 2864 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11840		Sq. Ft.	Site		0	70.	0.65	4									542,640						542,600	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										46783
										GIS Ref
										GIS Ref
										Insp Date
										10/05/18



USER DEFINED

Prior Id # 1:	46783
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	21:00:16
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID										
074.0-0004-0002.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	330,800	0	11,840.	542,600	873,400	873,400	Year End Roll	12/18/2019
2019	101	FV	315,700	0	11,840.	542,600	858,300	858,300	Year End Roll	1/3/2019
2018	101	FV	315,700	0	11,840.	465,100	780,800	780,800	Year End Roll	12/20/2017
2017	101	FV	315,700	0	11,840.	434,100	749,800	749,800	Year End Roll	1/3/2017
2016	101	FV	315,700	0	11,840.	372,100	687,800	687,800	Year End	1/4/2016
2015	101	FV	263,700	0	11,840.	333,300	597,000	597,000	Year End Roll	12/11/2014
2014	101	FV	263,700	0	11,840.	308,500	572,200	572,200	Year End Roll	12/16/2013
2013	101	FV	263,700	0	11,840.	294,200	557,900	557,900		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes	
SPEARE PHILIP A	40271-248		8/1/2003	Family			1	No			
SCHLISSEL MARK/	26486-393		7/11/1996			244,000	No	No	Y		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/21/2013	228	Manual	2,700	C				
6/16/2008	661	Addition	173,685			G10	GR FY10	ADD 2ND FLOOR
6/15/1999	368	Alterati	32,206					REMODEL KIT/POR TO
9/3/1993	428	Manual	1,075					REBUILD WDK

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	BS	Barbara S
5/23/2013	Info Fm Prmt	EMK	Ellen K
2/24/2009	Meas/Inspect	163	PATRIOT
11/5/1999	Mailer Sent		
10/14/1999	Measured	263	PATRIOT
7/21/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 21 - Split Level				Full Bath: 1	Rating: Average			WK IN PRG PERMIT IN WINDOW OF KIT. FRPLs DON'T WORK.											
Sty Ht: 2 - 2 Story				A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Fair														
Foundation: 1 - Concrete				A 3QBth: 1	Rating: Good														
Frame: 1 - Wood				1/2 Bath: 1	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth: 1	Rating:														
Sec Wall: 2 - Clapboard	25%			OthrFix: 1	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1											
Color: GREEN				A Kits: 1	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:				Fpl: 2	Rating: Average			Other											
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper											
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2											
Year Blt: 1960	Eff Yr Blt:			Location: 1				Lvl 1											
Alt LUC:	Alt %:			Total Units: 1				Lower											
Jurisdct: G10	Fact: .			Floor: 1				Totals RMS: 9 BRs: 3 Baths: 1 HB											
Const Mod:				% Own: 1															
Lump Sum Adj:				Name: 1															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 1 - Drywall				Functional:				Interior:		1	9	3							
Sec Int Wall:		%		Economic:				Additions:											
Partition: T - Typical				Special:				Kitchen:											
Prim Floors: 3 - Hardwood				Override:				Baths:											
Sec Floors:		%		Total: 26.4 %				Plumbing:											
Bsmnt Flr: 4 - Carpet								Electric:											
Subfloor:								Heating:											
Bsmnt Gar: 1								General:											
Electric: 3 - Typical								Totals											
Insulation: 2 - Typical									1	9	3								
Int vs Ext: S				CALC SUMMARY				COMPARABLE SALES				SUB AREA							
Heat Fuel: 1 - Oil				Basic \$ / SQ: 95.00				Rate	Parcel ID	Typ	Date	Sale Price	SUB AREA DETAIL						
Heat Type: 3 - Forced H/W				Size Adj: 1.15921426															
# Heat Sys: 1				Const Adj: 1.00999999															
% Heated: 100		% AC:		Adj \$ / SQ: 111.227															
Solar HW: NO	Central Vac: NO			Other Features: 107000															
% Com Wall:	% Sprinkled:			Grade Factor: 1.10															
				NBHD Inf: 1.00000000															
				NBHD Mod:															
				LUC Factor: 1.00															
				Adj Total: 449519															
				Depreciation: 118673															
				Depreciated Total: 330846															
				WtAv\$/SQ: 1	AvRate: 1	Ind.Val: 1													
				Juris. Factor: 1.00		Before Depr: 122.35													
				Special Features: 0		Val/Su Net: 95.91													
				Final Total: 330800		Val/Su SzAd: 160.43													
				Net Sketched Area: 3,449		Total: 301,653													
				Size Ad: 2062	Gross Are: 3449	FinArea: 2864													
MOBILE HOME				Make: 1	Model: 1	Serial #: 1	Year: 1	Color: 1	PARCEL ID 074.0-0004-0002.0				IMAGE						
SPEC FEATURES/YARD ITEMS																AssessPro Patriot Properties, Inc			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	8X10	A	AV	1995	0.00	T	19.2	101							
More: N				Total Yard Items:				Total Special Features:				Total:							